

SANTA FE RAILYARD COMMUNITY CORPORATION

Board of Directors' Meeting

Tuesday February 8th, 2022 5:00 – 7:00pm

Zoom Conference Call

Board Members Attending: Jacques Paisner (Vice-President), Steve Robinson (President), Ouida MacGregor, Ellen Bradbury (Secretary), Oscar Rodriguez (Treasurer), Rosemary Romero, Chris Calvert, Patrick Varela, Ron Pacheco, David Vlaming, Christopher Graeser (Attorney to the Board), and Michael Chamberlain

Board Members Absent: Patrick Varela and Robert Dunn

Staff Attending: Christine Robertson (Executive Director), Sandy Brice (Events and Marketing Director), Anita Martinez (Accountant), Richard Czoski (Consultant) and Brooke Czoski (Office Manager – taking minutes)

Public: None

Call to Order: The meeting was called to order at approximately 5:02pm by Jacques Paisner, Vice-President of the Board.

Approval of Agenda: The agenda was unanimously approved as presented, motion by Oscar Rodriguez, 2nd by Chris Calvert.

Approval of Meeting Minutes: The Board meeting minutes of 1/11/22 were unanimously approved, motion by Rosemary Romero, 2nd by Oscar Rodriguez.

Public Comments

None.

New Business

Conflict of Interest Policy

Christine reminded all Board members to sign the Conflict of Interest Policy by either printing and emailing back or signing in person at the office.

Railrunner Safety Fencing Along Tracks

Christine reminded the Board that SFRCC staff and Railrunner have been discussing increasing concern over serious rail safety issues in the Railyard. Railrunner sent a letter on January 14th to SFRCC requesting safety fencing be installed along the tracks in the Railyard to prevent illegal pedestrian access. Staff informed Railrunner since any alteration to the Rail Corridor can only be done under the City's authority and funding, the request needed to be addressed to them. State officials recommended the project to City staff in a meeting January 21st which SFRCC staff attended. A multi-pronged approach was agreed on with SFRCC staff committing to take the lead on various forms of safety messaging to share through the tenant community, at special events and in social media. Other physical alterations including upgrading crossing signage were discussed. January's Public Use Committee recommended a letter advocating for the installation of fencing be prepared for Board approval. The letter was reviewed and approved by the Board with direction that it be sent

to not only City staff, but also the Mayor, City Councilors and new City Manager along with the Rio Metro support letter.

Security Proposals

A comprehensive list of the security companies interviewed by SFRCC staff was presented to the Board. Overall, Security Asset Solutions (SAS) was the top choice for factors such as pricing, current clients, insurance, staff availability and level 2 security status. Sandra noted that the Board will have to approve this choice of security contractor before submitting to the City. Steve mentioned that SFRCC and the City should firstly define their areas of responsibility. Michael suggested asking SAS if they have past insurance claims SFRCC can review as a reference and a history of their job performance.

Sandra reviewed her survey of all building owners/tenants in the North Railyard and she noted that every single building owner has had ongoing serious issues with security. Sandra said SAS will pursue the building owners separately to contract for their properties while contracting with SFRCC for SFRCCC's Leasehold Premises only. The Board agreed to direct SFRCC staff to continue pursuing administering private security for the Conservation Easement and Common Areas and present the proposal to the City for funding through a PSA.

Councilor Meeting Recap

Board members and City Staff met with Sig Lindell and Renee Villarreal in which they were receptive to hearing about SFRCC concerns.

Alvord School Property ENN and Correspondence

Christine received a response from Dan Esquibel regarding SFRCC's questions which was distributed to the Board in an enclosure. Christine said she did respond with an additional question to him whether the projects Master Plan was already approved or if it was just a proposal. SFRCC's stance is that the Board does not want the building to be over three stories tall and no entrance/exit onto Camino de la Familia.

Financial Report

- Balance sheet - assets met liabilities and equities.
- Income statement - expenses exceeding income by \$1,591.94, there was a large annual Malware expense.
- Budget to Actual - events were slightly under budget, the Audit bill will hit in January or February, net income matches income statement.
- Oscar noted SFRCC is in good financial position to make all debt service payments

Executive Director's Report

2021 EVENTS UPDATE – SANDY BRICE

- Sandra noted that the PSA balance to pay for the stage and screen sponsorship was rejected by the City for booked events in May and June. Oscar suggested in the last Finance committee meeting, to ask for that money in the balance of the Railyard enterprise fund and Sandra relayed that suggestion to Councilor Villarreal who is advocating with the City for the funding. Sandra included letters of support from the Non-profits who were relying on that money for their events with her request.

STATUS OF RAILYARD PROJECTS – CHRISTINE ROBERTSON

- Christine noted that the Board has approved the fencing for Nuckolls.
- Sky Railway has postponed service until March 4th and Sandra is still attempting to talk with them soon regarding a License Agreement.
- The new City Councilors have been invited to a meeting with SFRCC but SFRCC has not yet received a response.

Executive Session

Jacques Paisner made a motion to enter Executive Session at 6:29pm, 2nd by Ellen Bradbury.

The Board of Directors met in closed Executive Session, pursuant to exceptions to the Open Meetings Act, and nothing was discussed except possible disposition of real property, potential litigation review, and personnel matters, and no final action was taken during the Executive Session. No minutes were taken.

Jacques Paisner made a motion to return to regular session at approximately 7:00pm, 2nd by Ron Pacheco.

Next Board Meeting: Tuesday, March 8th, 2022 5:00-7:00pm - Location: Zoom

Being no further requests for business, Rosemary Romero motioned to adjourn, 2nd by Ron Pacheco and the meeting was adjourned at approximately 7:02pm.

Respectfully submitted,

Brooke Czoski, Office Manager

Signed by: Ellen Bradbury

Name Ellen Bradbury

Title Secretary

Date March 24, 2022